



Connells

Wykeham Park Alresford Road
Winchester



Property Description

This impressive home offers generous accommodation throughout and would make an ideal choice for those looking for a peaceful and comfortable lifestyle without compromising on space.

The welcoming entrance leads into a particularly spacious lounge, featuring a lovely fireplace which creates a warm and homely focal point. The modern kitchen/diner provides ample storage and workspace, with doors leading through to a bright conservatory, offering an additional versatile living space and pleasant connection with the garden. A useful separate utility room adds further practicality.

There are two generous double bedrooms, both benefiting from built-in wardrobes. The principal bedroom enjoys the added luxury of a modern en-suite shower room, while a further separate shower room serves the second bedroom and living accommodation.

Outside, the property continues to impress with a private wrap-around garden, providing plenty of space for outdoor seating, gardening and enjoying the surroundings. A useful garden shed provides additional storage, while the driveway offers convenient off-road parking.

Wykeham Park is situated in a popular location on the outskirts of Winchester, providing a peaceful residential setting while remaining within easy reach of the city centre and its excellent range of shops, cafés, restaurants and cultural attractions. Winchester offers excellent transport connections, including a mainline railway station with services to London Waterloo.

Entrance Hall

Radiator.

Lounge

Double glazed window to front and side aspect. Radiator x2.

Kitchen Diner

Double glazed window to rear aspect. Double glazed sliding doors to conservatory. Fitted kitchen with wall and base units. Integral double oven, hob and extractor hood. Integral fridge freezer. Radiator. Space for dining table.

Utility Room

Door to rear aspect. Fitted wall and base units. Sink. Space for dishwasher. Space for washing machine. Radiator.

Conservatory

Double glazed windows to rear and side aspect. Double glazed sliding doors to kitchen diner and garden. .

Bedroom 1

Double glazed window to side aspect. Built in wardrobes and fitted drawers. Radiator.

En-Suite

Double glazed window to rear aspect. Shower cubicle. Wash hand basin. Toilet. Radiator. Extractor fan.

Bedroom 2

Double glazed window to side aspect. Built in wardrobes. Radiator.

Bathroom

Double glazed window to front aspect. Shower cubicle. Wash hand basin. Toilet. Heated towel rail. Extractor fan.

Outside

Driveway. Wrap around garden. Artificial lawn, decking and flower borders. Shed.

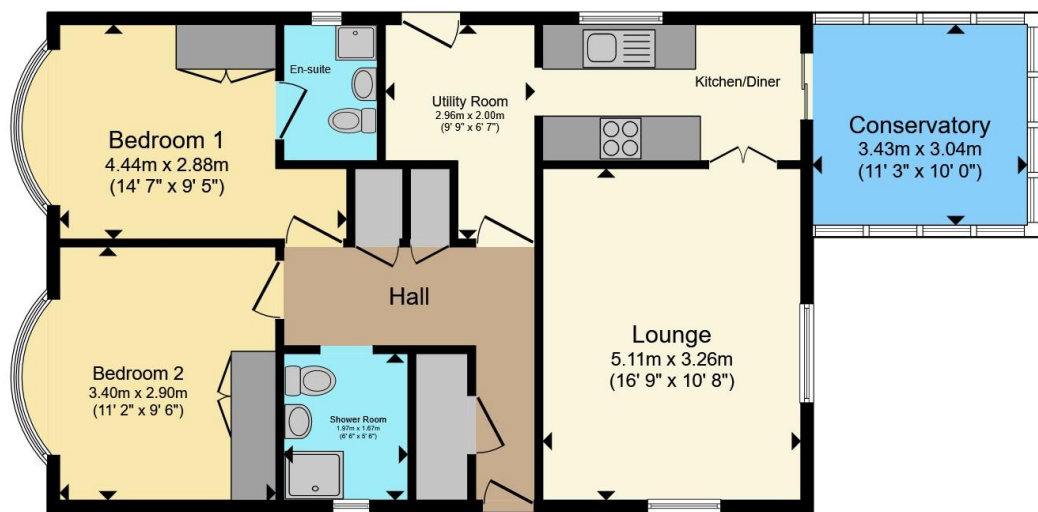
Agent Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

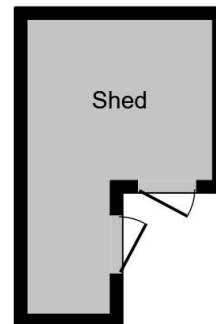
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

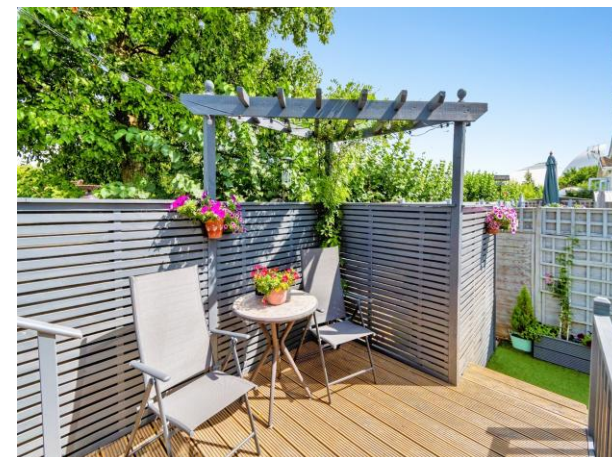




Floor Plan



Outbuilding



Total floor area 80.5 m² (867 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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19 Market Street
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EPC Rating: Council Tax
Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/EGH309759

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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